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## Redevelopment Board Minutes 10/25/2010

Minutes of Monday, October 25, 2010  
Arlington Redevelopment Board  
Second Floor Conference Room, Town Hall Annex  
Approved 11/8/10

Members Present:  
Roland Chaput  
Bruce Fitzsimmons  
Chris Loreti, Chairman  
Andrew West

Also present were former Director of Planning & Community Development Kevin O'Brien (consulting with the Town on the Symmes project), Juliana Rice, Town Counsel, and several members of the public.

The meeting was called to order at 7:07pm.

The Chairman reported that JPI, the owner of the Symmes site, was preparing to select a buyer. He further stated that the Board needed to discuss the purchase, exchange, lease or value of real property, and that doing so in an open session may have a detrimental effect on the negotiating position of the public body. Mr. West then moved to enter executive session and Mr. Fitzsimmons seconded the motion. A roll call vote was taken with Mr. West voting yes, Mr. Chaput voting yes, Mr. Fitzsimmons voting yes and Mr. Loreti voting yes.

The open session was resumed by the Chair following the close of executive session on a roll call vote.

Mr. Loreti then re-opened the Special Permit for 140 Mystic Street, noting that the re-opening of the Special Permit had been duly noticed. Ms. Kowalski then summarized the issue, reporting that patrons had complained that they had to back up to exit the site since the center curb-cut had been marked as entry only, pursuant to the original Special Permit. Cumberland Gulf Land Department Manager Manny Paiva proposed that a sign be installed allowing only a right exit to Summer Street from the center driveway. After discussion with members of the Transportation Advisory Committee about their written recommendation, Jeff Maxtutis said that a right exit violates traffic engineering standards by mixing traffic controls and would open the Town up to liability. Mr. Fitzsimmons then moved to accept the TAC's recommendation and maintain the current permitted traffic pattern, including ingress only through the center driveway. Mr. Chaput seconded and the Board voted unanimously in favor.

Mr. Loreti then turned to the continued hearing for 30-50 Mill Street, and formally expanded the Special Permit review to include office use in addition or in lieu of retail, as advertised in the Arlington Advocate.

The Board identified additional items for the traffic study, including one option that did not have the entrance and exit counts correctly shown, and requested an explanation as to how Mr. Scully, the applicant's traffic engineer, had determined the distribution of traffic entering when the site drive is shown as one way out. The Board also wanted to ensure that the Arlington Bicycle Advisory Committee was supportive of TAC's recommendations. Mr. Maxtutis of TAC said that the "s curve" idea had been presented by ABAC, and that both TAC and ABAC endorse it.

Brian O'Connor of Cube 3 Architects then presented slides on how the landscaping and architecture had been further refined in response to the Board's comments. Adelaide Grady of WP East then presented slides and details on the Leadership in Energy & Environmental Design (LEED) checklist. Mr. Loreti then asked the Board if there was general agreement that the sustainability criterion had been met, and Board members concurred.

Mr. Loreti then asked how the use of the proposed retail building for medical offices would affect parking. Mr. Winstanley O'Connor responded that twelve spaces would be required and provided.

Mr. West asked the developer to consider adding two sets of steps at the elbows of the switchback in the landscape design, to which the developer was amendable.

Mr. Loreti asked about the bike path edges at the pavilion park, and expressed concern over the appearance of the transformer in this location. He asked that the transformer be re-located, if possible. Mr. Fitzsimmons was intrigued by the erstwhile loading zone area at 22 Mill Street, and was interested in whether it could be revived. Mr. West asked for more detail in the design of the cornices. Ms. Kowalski asked for clarification on two different figures on square footage being shown for the retail building, which the developer acknowledged and would correct. Mr. West asked for a materials sample board. The developer would also provide more detail on the landscaping and planting plan for the pocket park, including a one-page color rendering.

Mr. Fitzsimmons asked that on the next plan the 8% landscaped area in the parking lot and the shared parking be shown. Mr. Loreti asked if the 22 Mill Street condominium representative could attend the following meeting to discuss the existing and proposed shared parking. Mr. Fitzsimmons then moved to continue the hearing to Monday November 8 at 7:30pm. Mr. Chaput seconded and all voted in favor.

Mr. Loreti then turned to an item regarding 39 Dudley Street. He noted that the property had been in a 2009 Director's report from Kevin O'Brien because the owner had intended to convert the shop to another use, which Mr. O'Brien thought would require an Environmental Design Review (EDR) Special Permit. Mr. Loreti reported to the Board that he noticed that work on the building and paving of the lot had been done on the building and it was evidently done without a building permit. Mr. Loreti reported that he had alerted the Building Inspector/Zoning Enforcement Officer, Michael Byrne, who then initiated an enforcement action. Mr. Loreti reported that Mr. Byrne had then issued a written determination that the property was not subject to EDR. Mr. Loreti commented that he had not observed EDR interpreted previously in the way Mr. Byrne had done in his zoning determination letter. Mr. Loreti offered to draft a report to the Zoning Board of Appeals from the Redevelopment Board for the scheduled hearing for 39 Dudley Street for a ZBA Special Permit on November 9. Mr. Fitzsimmons expressed concern about the proximity of the paving to the bikepath without screening. Mr. Loreti asked whether Ms. Kowalski wished to work with him in drafting the report. She replied that she had already submitted her report from the Department to the ZBA for this hearing. The Board then agreed to review Mr. Loreti's draft at the November 8 meeting.

The Board then turned to the meeting minutes. Mr. Fitzsimmons moved to approve the September 27 minutes as amended. Mr. Chaput seconded and all voted in favor. Mr. Chaput then moved to approve the October 4 meeting minutes as amended. Mr. West seconded and all voted in favor.

Mr. Fitzsimmons then moved to adjourn. Mr. Chaput seconded and the meeting was adjourned at 10:37pm.

Respectfully submitted,  
Carol Kowalski  
Secretary ex Officio

